



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

At its meeting held March 27, 2007, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit and Oak Tree Permit Case Nos. 97-178-(3), and Vesting Tentative Tract Map Case No. 52419-(3), and Draft Environmental Impact Report, to ensure compliance with the requirements of hillside management, density-controlled development, planned residential development within the Residential Planned Development (RPD) zone, development within a Significant Ecological Area ("SEA"), and on-site transport and grading within the Santa Monica Mountains North Area Community Standards District; to authorize the removal of 21 oak trees, including two heritage oaks; and encroachment into the protected zone of 11 oak trees, including three heritage oaks; and to create 66 single-family lots, five open space lots, six landscape lots and two public facility lots on 320.3 gross acres located east and west of Kanan Rd., and Cornell Rd., in the unincorporated Santa Monica Mountains, south of the City of Agoura Hills, Malibu Zoned District, applied for by Halladay & Mim Mack, Inc. on behalf of the Sage Community Group. (Appeal from Regional Planning Commission's denial)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Susan Tae, representing the Department of Regional Planning testified. Opportunity was given for interested persons to address the Board. Steve Weston, Daniel Mintzer, Colleen Holmes, Tom Dodson, Paul Culberg and others addressed the Board. Written correspondence was presented.

(Continued on Page 2)

Supervisor Yaroslavsky made the following statement:

“The 320-acre Triangle Ranch property lies at the northern edge of the unincorporated Santa Monica Mountains near the boundary of the City of Agoura Hills and the gateway to the Santa Monica Mountains National Recreational Area. This area is governed by the Santa Monica Mountains North Area Plan, which this Board approved in October of 2000. Among other things, this Plan requires that biotic resources be protected, that the land should dictate the type and intensity of development, and that the character of existing communities be protected. Today, the Board of Supervisors should uphold its support for that Plan’s vision for the Santa Monica Mountains.

“The North Area Plan’s land use designations in and of themselves permit 108 housing units on the subject property. Once the Plan’s hillside management policies are applied, it automatically cuts the number of permitted units to only 81 homes. The proposed 66-unit development is therefore below the numerical threshold permitted by the North Area Plan. Furthermore, and consistent with the type of project encouraged by the North Area Plan, this proposal clusters development on just over 10% of the 320-acre property, thereby protecting 287 acres of land as permanent open space. As an additional benefit of this proposal, the applicant has voluntarily agreed to donate the vast majority of this open space to a public park agency, which would secure in perpetuity a substantial addition to the publicly owned lands of the Santa Monica Mountains National Recreation Area and ensure that the remainder of this land can never be developed.

“Further, this vast dedication of open space and clustered development stands in marked contrast to the urban densities approved by the City of Agoura Hills immediately north of the Triangle Ranch property. When reviewed in the context of what applicants have previously proposed for this area, this public dedication of nearly 90% of the land will ensure that urban sprawl and expansion never occur in this part of the Santa Monica Mountains. The Board of Supervisors must not lose this opportunity to secure nearly 300 acres of dedicated public open space, permanently preserve 90% of this property, and ensure that any development on this property is carefully reviewed.

(Continued on Page 3)

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“However, these potential benefits do not justify approving a development proposal that does not uphold the principles embodied in the North Area Plan. Any project that is approved by this Board should comply with the North Area Plan. Furthermore, in light of all the policies of the North Area Plan and the evidence presented today, I agree with the Regional Planning Commission’s (‘RPC’) judgment that the development as currently proposed does not comply with the North Area Plan, and I therefore concur with their decision to deny the project in its current configuration. However, the Commission wanted it to be made clear to this Board that their decision was made ‘as a result of the applicant’s request for action, and not necessarily on the larger merits of the project.’ Since the RPC hearing, the applicant has indicated to my office and Regional Planning Department staff that he is willing to make the changes necessary to bring the project into compliance with the North Area Plan. Furthermore, concerned neighborhood groups have recently offered their own alternative plan for development on this site.”

Therefore, on motion of Yaroslavsky, seconded by Supervisor Burke, unanimously carried, the Board continued the hearing to June 26, 2007; and took the following actions:

1. Requested the applicant to work with the Regional Planning Department staff to redesign the project to be consistent with the North Area Plan, and at minimum, incorporate the following changes, as deemed feasible by the Regional Planning Department staff:
  - Eliminate all retaining walls along Kanan Rd. and other scenic corridors, and reduce the number of units along Kanan Rd. on the southerly portion of the project and along the scenic corridors;
  - Protect all mapped Lyons pentachaeta and Santa Monica Mountains dudleya habitat areas, including, but not limited to, those in the Significant Ecological Area (“SEA”) off of Cornell Rd., and on or near lots 12, 13, 14, 24, 47, and between lots 25 and 45;

(Continued on Page 4)

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- Incorporate changes in project design to minimize water quality impacts-particularly to Medea Creek;
  - Protect the riparian habitat within Medea Creek by minimizing or eliminating brush clearance in that region;
  - Relocate Street D further south in order to eliminate the “urban-style” appearance of the four-way intersection and reduce the amount of grading in this area;
  - Remove, wherever feasible, access roads for flood control facilities near Medea Creek;
  - Prepare binding design and landscape conditions to ensure that the project will minimize an urban appearance and be compatible, to the extent possible, with the existing community character;
  - Design the development to better maintain significant landforms, further protect the natural topography of the area, and reduce the off-site export of graded material;
  - Utilize a rural road standard that eliminates curbs, gutters, and sidewalks; and
  - Avoid the creation of any new or increased environmental impacts in the proposed revised map and review the Cornell Preservation Organization proposal.
2. Requested the applicant to incorporate the aforementioned changes into a revised tentative tract map; and to submit the revised tentative tract map to the Regional Planning Department Subdivision Committee for their review and clearance;
  3. Instructed the Regional Planning Department staff to prepare any additional environmental and project documentation, and make the revised tentative tract map available to members of the public for review; and

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4. Indicated its intent to accept submission of any additional environmental comments for a period that ends two weeks following the final clearance by the Subdivision Committee.

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Copies distributed:

Each Supervisor  
County Counsel  
Director of Planning  
Director of Public Works  
Sage Community Group  
Halladay & Mim Mack, Inc.  
Steve Weston  
Daniel Mintzer  
Colleen Holmes  
Tom Dodson  
Paul Culberg